



CHOICE PROPERTIES

Estate Agents

29 Jacklin Crescent,
Mablethorpe, LN12 1JH

Price £189,950



It is a pleasure for Choice Properties to bring to the market this most well presented two bedroom semi detached bungalow, situated in a quiet residential position remaining only a short walk to both the beaches and local amenities of Mablethorpe. Offering a well maintained interior, off road parking and privately enclosed gardens, viewing at your earliest opportunity is most certainly advised.

The well maintained accommodation benefits from a gas mains central heating system and comprises:

Entrance Porch

7'03" x 3'00"

uPVC front entrance door leading into the entrance porch with triple aspect windows, a polycarbonate roof, tiled flooring and a door to:

Hallway

4'10" x 6'04" extending to 10'04" x 2'07"

'L' shaped hallway with a built in storage cupboard with railing, built in airing cupboard housing both the wall mounted 'Worcester' condensing boiler as well as the hot water cylinder, loft access, a telephone point, the wall mounted 'Honeywell' thermostat and doors to:

Kitchen

10'01" x 6'10"

Fitted with a range of wall and base units with worktop over, one bowl stainless steel sink with drainer and mixer tap, space for a freestanding cooker, space for a freestanding fridge/freezer, plumbing for a washing machine, larder cupboard and the kitchen also houses the wall mounted consumer unit.

Reception Room

15'08" x 11'06"

Light and airy reception room benefiting from a bow window to front aspect and fitted with a TV aerial, telephone point and a freestanding electric feature fireplace.

Bedroom 1

12'05" x 8'11"

Spacious double bedroom with a built in storage cupboard with lighting and railing.

Bedroom 2

7'11" x 9'05"

Double bedroom with a uPVC door opening to the rear garden.

Shower Room

7'03" x 6'05"

Fitted with a three piece suite comprising a shower cubicle with electric 'Mira Elite SE' shower over, hand wash basin with mixer tap and WC with dual flush button; both built into vanity, extractor fan, heated towel rail and partly mermaid boarded walls.

Driveway

Paved driveway providing off road parking for multiple vehicles.

Garage

17'06" x 9'06"

With an up and over door and power and lighting.

Garden

The property is fronted by a low levelled and well established hedge enclosing a front garden laid to lawn.

To the rear of the property you will find a privately enclosed garden mostly laid to lawn with timber fencing to the boundaries. The rear garden additionally benefits from raised planter beds, as well as a paved patio seating area and useful timber shed.

Tenure

Freehold.

Viewing arrangements

Viewing strictly by appointment through Choice Properties on 01507 472016.

Opening hours

Monday - Friday: 9.00am - 5.00pm

Saturday: 9.00am - 3.00pm

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

Council tax band

Local Authority - East Lindsey District Council,

The Hub,

Mareham Road,

Horncastle,

Lincolnshire,

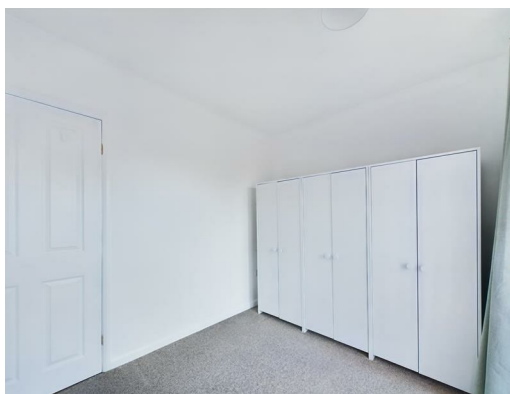
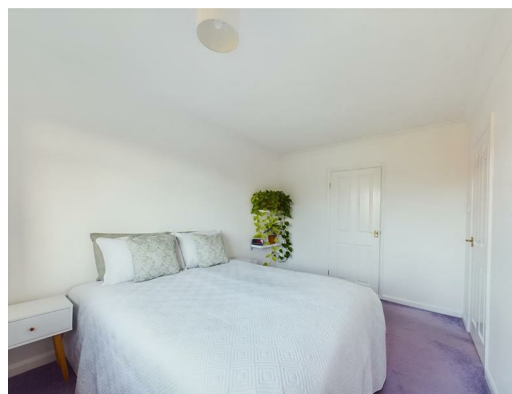
LN9 6PH

Tel. No. 01507 601 111

Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
746.9 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec road. Travel along Quebec road until you reach the cinema then take your immediate left onto Golf Road, take your fifth turn left onto Jacklin Crescent (first after Askew's Carpets) and number 29 can be found on your right hand side.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	69		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

